

Tax Collection Sale

City of Philadelphia

TAX COLLECTION SALE

Sale . . . Under provisions of Act of Assembly May 16, 1923, P.L. 207 and the Amendments thereto, and as required by the Act of March 15, 1956 - No. 388, subject to the right of redemption as provided by law, real estate as follows:

Properties to be sold by **JEWELL WILLIAMS** Sheriff on
 Tuesday, May 21, 2019 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EDT) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1905	2001	5525 Chew Ave a/k/a 5525 Chew St	12th wd.	Front: 18'x100'	1905	2052	1429 W Rush St	11th wd.	IRREGULAR SIZE PROPERTY
1905	2002	2724 W Huntingdon St	28th wd.	Front: 15'x75'	1905	2053	2762 N 15th St	11th wd.	IRREGULAR SIZE PROPERTY
1905	2003	3042 Fountain St	32nd wd.	Front: 15'4"x60'6"	1905	2054	4971 Sheldon St	12th wd.	Front: 17'6"x140'
1905	2004	1222 N 60th St	34th wd.	IRREGULAR SIZE PROPERTY	1905	2055	5656 Ardleigh St	12th wd.	IRREGULAR SIZE PROPERTY
1905	2005	249 N Simpson St	34th wd.	Front: 15'x60'	1905	2056	514 Diamond St	18th wd.	Front: 14'x60'
1905	2006	3120 N Wendle St	37th wd.	Front: 14'x51'4-1/2"	1905	2057	2649 Titan St	36th wd.	Front: 12'9"x46'6"
1905	2007	3130 N 24th St	38th wd.	Front: 15'x82'9-1/2"	1905	2058	1905 Nicholas St a/k/a 1905 W Nicholas St	47th wd.	Front: 14'x54'
1905	2008	2969 N Ringgold St a/k/a 2969 Ringgold St	38th wd.	Front: 14'11"x40'9-1/2"	1905	2059	1907 Nicholas St	47th wd.	Front: 14'x54'
1905	2009	2110 S Edgewood St	40th wd.	Front: 15'x77'	1905	2060	1925 Nicholas St a/k/a 1925 W Nicholas St	47th wd.	Front: 14'x54'
1905	2010	6149 Yocum St	40th wd.	Front: 14'9"x77'	1905	2061	2019 W Mayfield St a/k/a 2019 Mayfield St	11th wd.	Front: 14'x40'
1905	2011	6139 Wheeler St	40th wd.	Front: 16'x67'	1905	2062	3506 N 24th St	11th wd.	Front: 16'x96'
1905	2012	7023 Upland St	40th wd.	Front: 25'x100'	1905	2063	5617 Nelson St	12th wd.	IRREGULAR SIZE PROPERTY
1905	2013	3526 N Marvine St	43rd wd.	Front: 15'3"x89'4-1/2"	1905	2064	1731 W Bristol St	13th wd.	Front: 15'x83'4"
1905	2014	1300 N 51st St	44th wd.	IRREGULAR SIZE PROPERTY	1905	2065	2015 W Boston St	16th wd.	Front: 14'6-1/2"x56'
1905	2015	441 N 53rd St	44th wd.	Front: 16'x80'	1905	2066	1927 Berkshire St	23rd wd.	IRREGULAR SIZE PROPERTY
1905	2016	665 N 52nd St	44th wd.	Front: 15'3"x80'	1905	2067	1824 Pear St	23rd wd.	IRREGULAR SIZE PROPERTY
1905	2017	114 E Tulpehocken St	59th wd.	IRREGULAR SIZE PROPERTY	1905	2068	2672 Braddock St	31st wd.	Front: 16'x79'6"
1905	2018	33 S Ruby St	60th wd.	Front: 16'x70'8-1/4"	1905	2069	2417 N 10th St	37th wd.	Front: 18'x74'9"
1905	2019	2513 W Lehigh Ave	28th wd.	IRREGULAR SIZE PROPERTY	1905	2070	923 W Butler St	43rd wd.	Front: 16'x61'
1905	2020	3021-25 N 7th St	37th wd.	IRREGULAR SIZE PROPERTY	1905	2071	54 N 56th St	4th wd.	Front: 16'x81'
1905	2021	5417 Haverford Ave	4th wd.	IRREGULAR SIZE PROPERTY	1905	2072	6640 Gillespie St	55th wd.	Front: 16'1-1/2"x90'
1905	2022	4027 Fairmount Ave	6th wd.	Front: 15'x71'	1905	2073	3327 N 19th St	11th wd.	Front: 16'8"x94'
1905	2023	3250 N 15th St	11th wd.	Front: 16'4"x81'6"	1905	2074	2504 N Chadwick St a/k/a 2504 Chadwick St	16th wd.	Front: 15'x48'
1905	2024	2236 Mutter St a/k/a 2236 N Mutter St	19th wd.	Front: 14'x34'2"	1905	2075	363 Leverington Ave #A a/k/a 363 Leverington Ave	21st wd.	IRREGULAR SIZE PROPERTY
1905	2025	3922 Folsom St	24th wd.	Front: 14'x70'	1905	2076	1646 W Susquehanna Ave a/k/a 1646 Susquehanna Ave	32nd wd.	Front: 16'1"x67'
1905	2026	1900 N 32nd St	32nd wd.	Front: 24'x72'	1905	2077	1842 N 22nd St	32nd wd.	IRREGULAR SIZE PROPERTY
1905	2027	4302 Glendale St	33rd wd.	Front: 16'4"x80'	1905	2078	1848 N 24th St	32nd wd.	Front: 15'6"x72'
1905	2028	2965 N Ringgold St	38th wd.	Front: 14'1"x40'9-1/2"	1905	2079	2950 Westmont St	32nd wd.	Front: 13'9"x49'
1905	2029	6035 Upland St	40th wd.	Front: 15'6"x60'	1905	2080	2357 N Park Ave	37th wd.	Front: 16'x107'
1905	2030	6016 Upland St	40th wd.	Front: 14'6"x58'	1905	2081	2930 N Camac St	37th wd.	Front: 16'x84'6"
1905	2031	6035 Greenway Ave	40th wd.	Front: 20'1-3/4"x95'	1905	2082	3023 N Bailey St	38th wd.	Front: 14'x45'3"
1905	2032	6807 Woodland Ave	40th wd.	Front: 23'x100'	1905	2083	2435 S 4th St	39th wd.	Front: 15'x50'
1905	2033	5046 Ogden St	44th wd.	Front: 14'x55'	1905	2084	2213 S 68th St	40th wd.	Front: 15'6"x75'
1905	2034	1221 W Wingohocking St	49th wd.	Front: 20'x110'	1905	2085	3834 N 9th St	43rd wd.	Front: 16'x51'
1905	2035	621 W Luray St a/k/a 621 Luray St	49th wd.	Front: 16'x62'	1905	2086	4974 Kershaw St a/k/a 4974 Kershaw Ave	44th wd.	Front: 12'9-5/8"x70'
1905	2036	4722 N 13th St	49th wd.	Front: 16'4-1/4"x86'	1905	2087	4766 Marple St	65th wd.	IRREGULAR SIZE PROPERTY
1905	2037	5517 Florence Ave	51st wd.	Front: 16'x80'6"	1905	2088	5639 Litchfield St	51st wd.	Front: 16'x56'6"
1905	2038	2047 S 56th St	51st wd.	Front: 16'x50'	1905	2089	8056 Erdrick St	65th wd.	Front: 18'x128'
1905	2039	6016 Vine St	34th wd.	IRREGULAR SIZE PROPERTY	1905	2090	2726-32 N 17th St	11th wd.	IRREGULAR SIZE PROPERTY
1905	2040	36 E Church Ln a/k/a 36 Church Lne	12th wd.	IRREGULAR SIZE PROPERTY	1905	2091	441 S 62nd St	3rd wd.	IRREGULAR SIZE PROPERTY
1905	2041	3150 N Hemberger St a/k/a 3150 Hemberger St	11th wd.	Front: 16'x45'6"	1905	2092	2713 C St	7th wd.	IRREGULAR SIZE PROPERTY
1905	2042	5667 Heiskell St	12th wd.	IRREGULAR SIZE PROPERTY	1905	2093	3255 Hope St a/k/a 3255 N Hope St	7th wd.	Front: 18'4"x45'6-3/8"
1905	2043	5651 Bloyd St	12th wd.	IRREGULAR SIZE PROPERTY	1905	2094	2108 W Westmoreland St	11th wd.	Front: 16'x49'6"
1905	2044	4924 Keyser St	12th wd.	Front: 15'x70'	1905	2095	2344 N Bouvier St	16th wd.	Front: 14'1"x50'
1905	2045	4934 Keyser St	12th wd.	Front: 15'x70'	1905	2096	2929 Ridge Ave	32nd wd.	IRREGULAR SIZE PROPERTY
1905	2046	1646 W Victoria St a/k/a 3613-17 N 17th St	13th wd.	Front: 15'4"x57'6"	1905	2097	5111 Master St	44th wd.	IRREGULAR SIZE PROPERTY
1905	2047	1910 N 24th St	32nd wd.	Front: 15'6"x65'	1905	2098	4461 Paul St	23rd wd.	Front: 15'3"x94'
1905	2048	911 W Dauphin St	37th wd.	Front: 14'6"x50'3"	1905	2099	5022 N 7th St	49th wd.	Front: 15'x71'10-1/2"
1905	2049	2406 W Oakdale St	28th wd.	Front: 14'2-1/2"x55'	1905	2100	4646 N Marvine St	49th wd.	Front: 15'5"x75'
1905	2050	2803-09 N Fairhill St	19th wd.	IRREGULAR SIZE PROPERTY					
1905	2051	6438 N 20th St	10th wd.	IRREGULAR SIZE PROPERTY					

Conditions of Sheriff Sale for JUDICIAL TAX SALES

Effective: July 7, 2006

- Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.
- Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney's check or money order with the Sheriff. The Sheriff reserves the right to reject any certified check, attorney's check or money order that on its face has an expired use date and is presented for payment of the deposit.**
- The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court. A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.
- The first bid or opening bid on each property shall be set by the City of Philadelphia. In no event will the successful bidder be allowed to settle on the property unless all the Sheriff's costs are paid notwithstanding the final bid.
- The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff's cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff's Distribution Policy will be ordered and the money will be distributed accordingly.
- No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.
- The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.
- The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.
- All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale.
- Prospective purchasers and their assignees are required to obtain a Tax Compliant Certificate from the Philadelphia Department of Revenue for settlement.**
- Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) brtweb.phila.gov for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also directed to the Room 154 City Hall, 215-686-1483 and to its website philadox.phila.gov and to its website at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE. The BRT # refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006

NOTICE OF SCHEDULE OF DISTRIBUTION

- The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of the sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAND BANK SALE

- Notwithstanding the foregoing, if the Philadelphia Land Bank ("Land Bank") exercises its right to bid pursuant to 68 Pa.C.S.A. § 2117(d)(3) and 68 Pa. C.S.A. § 2117 (d)(4), the Land Bank will not be required to (1) make a deposit for its bid (2) pay the balance of its bid to the Sheriff within 30 days of sale or (3) submit certifications from the Department of Revenue regarding tax delinquency.
- Properties to be acquired by the Land Bank will not be offered for sale to others; the opening bid shall be the total amount of all tax claims, municipal claims and liens which are the basis for the City's judgment, and no bids other than the Land Bank bid will be accepted pursuant to 68 Pa.C.S.A. § 2101, et seq.
- N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant's names, we make the following.

EXPLANATION

- The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.
- The letters C.P., Court of Common Pleas; O.C., Orphans' Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.
- Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.

JEWELL WILLIAMS
 Sheriff
 City and County of Philadelphia
www.phillysheriff.com